

**FOR SALE**

**RETAIL INVESTMENT WITHIN  
POPULAR BOURNEMOUTH  
SUBURB**

**S NEWS**



**HAIR ART  
DESIGN**  
UNISEX



336

HAIR ART  
DESIGN



**RED**



**HAIR  
ART  
DESIGN**



**UNISEX  
HAIR  
ART**

INVESTMENTS

**goadsby**

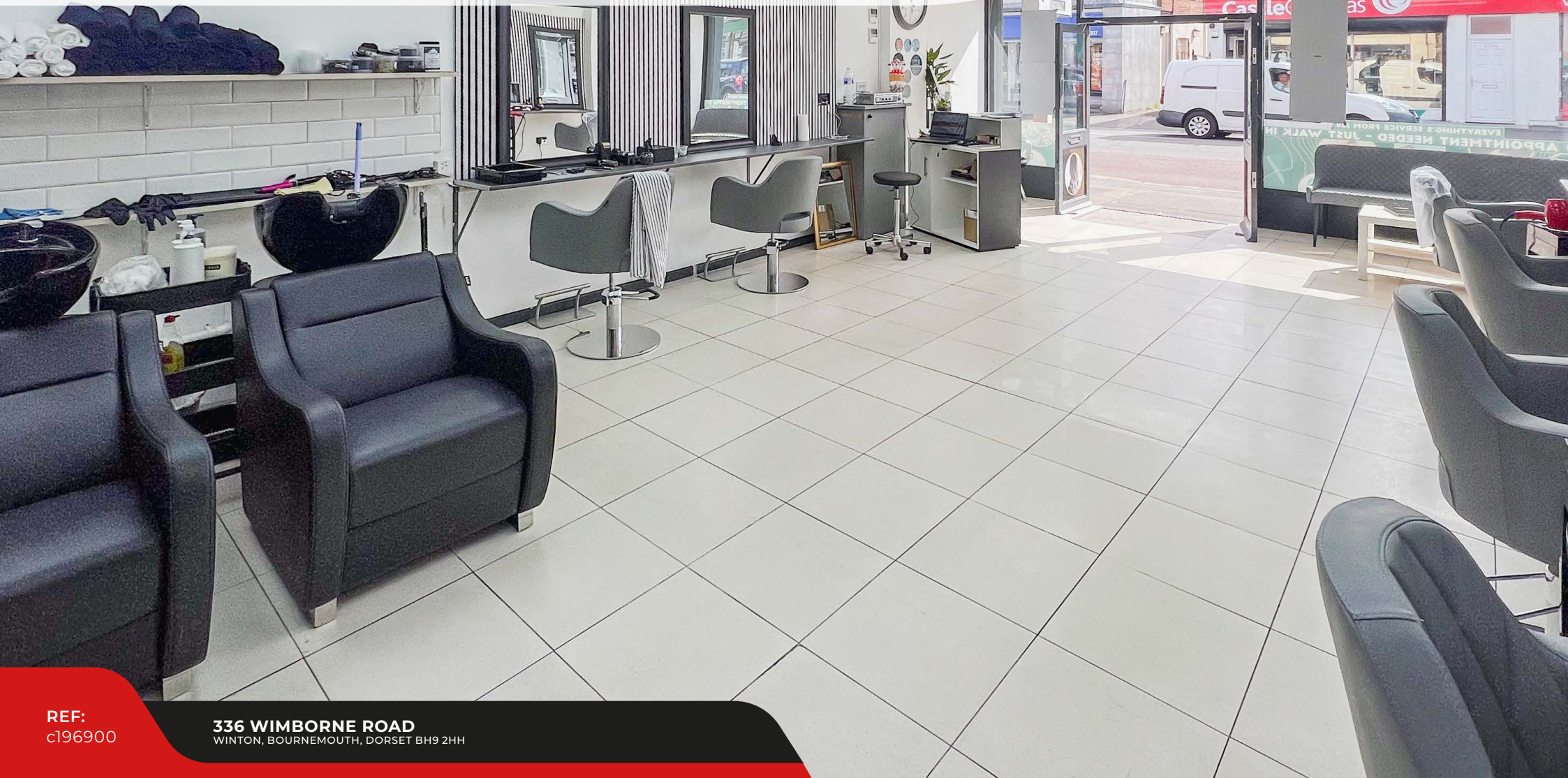
**336 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET BH9 2HH



## SUMMARY >

- LET ON A NEW 5 YEAR LEASE, COMMENCING JULY 2024 THUS EXPIRING JULY 2029
- CURRENT PASSING RENTAL - £18,000 PER ANNUM, EXCLUSIVE
- TENURE – HELD ON THE BASIS OF A 999 YEAR LONG LEASEHOLD INTEREST FROM 1ST JANUARY 2019

QUOTING PRICE: £190,000



REF:  
c196900

**336 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET BH9 2HH



## Location

The premises occupies a prime trading position within the densely populated Bournemouth suburb of Winton, where numerous multiple retailers are represented.

Limited wait roadside parking is available on Wimborne Road and Bournemouth Town Centre is approximately 2 miles distant.

## Description

The retail premises is currently trading as a unisex hair salon, providing a main sales area and a corridor leading to a rear stock room/staff area. A single WC with wash hand basin is located to the rear.

## Accommodation

Accommodation	sq m	sq ft
Sales area	64.7	696
Ancillary store/staff area	12	129
Single WC with wash hand basin	-	-

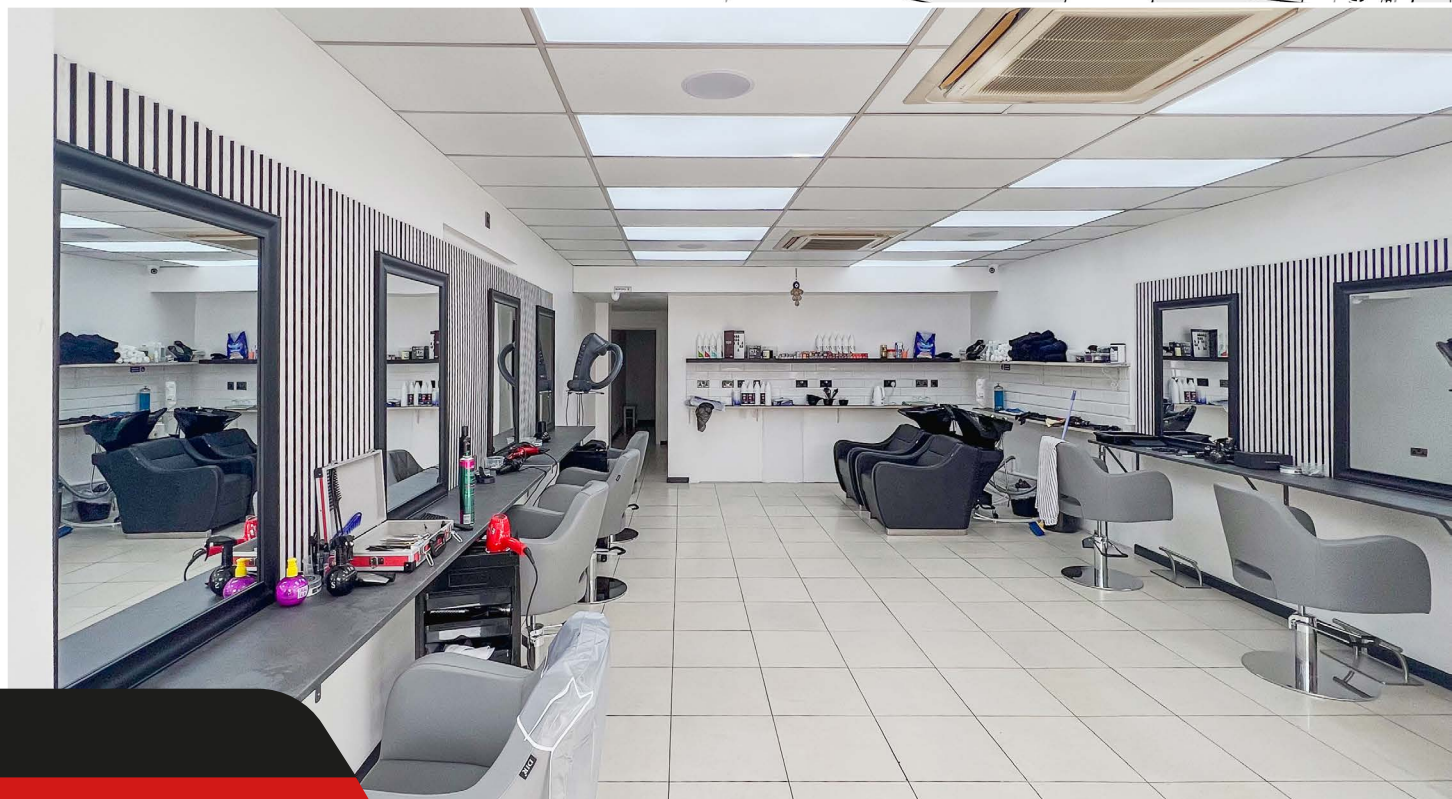
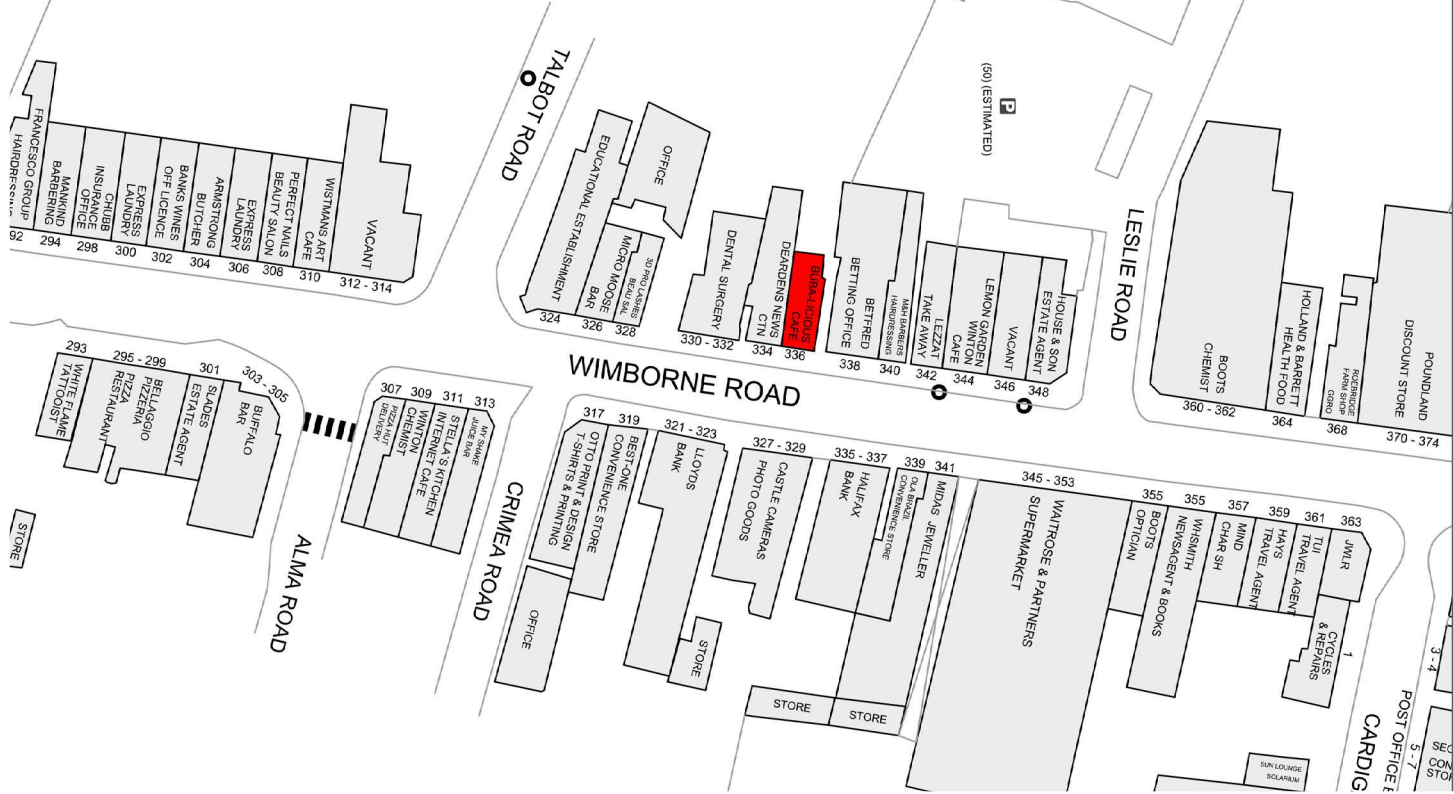
## Tenure

The property is held on a 999 year long leasehold interest, commencing 1st January 2019.

A peppercorn ground rent is payable to the freeholder.

## Tenancy

The retail premises is let to Yavuz Gocer Hairdresser Ltd by way of a 5 year full repairing and insuring underlease, expiring July 2029, at a rental of **£18,000 per annum**, exclusive. A 4 month rent deposit is held by the long leaseholder.





## Price

**£190,000**

A purchase at this level reflects a net initial yield of 9.20%, after the deduction of typical purchaser costs at 2.22%

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Rateable Value

£15,000 (from 1.4.26)

## EPC Rating

C - 71

## Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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